

Eastern Cambridge Rezoning Petition

Part IV

PUD 4, 4A, and 4B Districts

PART IV - PUD 4, 4A AND 4B DISTRICTS

Purpose

The intent of the PUDs between First and Second Streets is the development of an active, medium density, mixed-use area, while providing a strong incentive for housing through the Planned Unit Development (PUD). The PUDs encourage a mix of uses with a substantial component of housing located, where possible, adjacent to the existing residential neighborhood. Base zoning district changes are proposed, as well as the creation of two new PUDs.

Proposal

Base district rezoning would involve changes summarized in the table below.

Existing District	Existing FAR	Proposed District	Proposed FAR	
			Commercial FAR	Residential FAR
Residence C1 (in PUD 4A area)	0.75	Residence C-2B	n.a.	1.75
Industry A-2 (in PUD 4A area)	4.0	Residence C-2A	n.a.	2.5
Industry A-2 (in PUD 4 area)	4.0	Business A	1.0	1.75
Industry A-2 (in PUD 4B area)	4.0	Business A	1.0	1.75
Industry B-1 (in PUD 4B area)	3.0	Industry A-1	1.25	1.5

New PUD 4A:

This includes the Duran Candy Factory site and the existing Lechmere station site. This district creates a high density residential base with low heights allowed as-of-right. The base zones are proposed to be Residence C-2A and Residence C-2B. Taller heights would be allowed under the PUD. The PUD:

- *Permits an FAR of 2.5*
- *Limits non-residential uses to 50 percent of the GFA in the PUD.*
- *Encourages the reuse of existing historic industrial structures for mixed residential, retail and office uses*
- *Provides height limits for a transition from 45 feet adjacent to the residential neighborhood to 65 feet elsewhere.*
- *Requires that ground floor building spaces oriented toward public streets contain primarily retail or consumer service office uses to the extent possible.*

PUD 4:

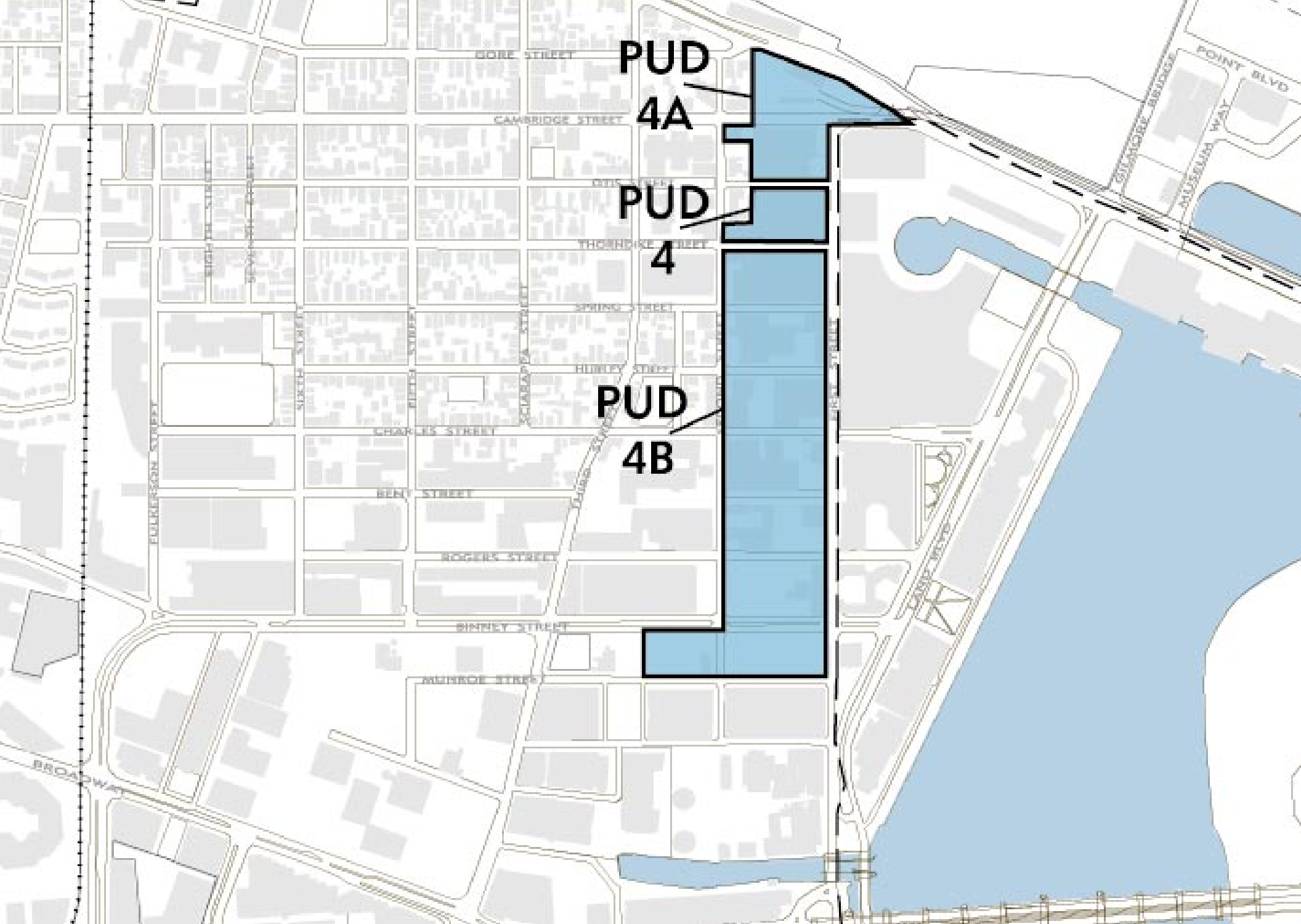
This small section of an existing PUD on the east of First Street covers the block containing the Davenport building. The base district here is proposed to be rezoned from an Industry A-2 to Business A, a low-density business district that allows a variety of office and retail uses. This is an extension of the PUD on the east of First Street. PUD 4 does the following:

- *Allows an FAR of 2.0*
- *Limits height in the PUD to 85 feet.*
- *Requires that ground floor building spaces oriented toward public streets must contain primarily retail or consumer service office uses to the extent possible.*

New PUD 4B:

The base districts are proposed to be Industry A-1 and Business A. Specific provisions of the PUD-4B:

- *Allow twice as much housing as commercial use (2.0 in areas with a Business A base, and 2.5 in areas with an Industry A-1 base), thereby providing an incentive for the development of housing and for the conversion of commercial structures to housing.*
- *Provide height limits varying from 45 feet on blocks abutting the residential neighborhoods to 85 feet farther away.*
- *Require that ground floor building spaces oriented toward public streets contain primarily retail or consumer service office uses to the extent possible.*



A. Amend the zoning Map of the City of Cambridge by rezoning the following base districts and applying the appropriate Planned Unit Development Overlay district as set forth below:

1. Delete the existing zoning designation C-1 (Residence C-1) and substitute therefor the designation **C-2B/PUD-4A (Residence C-2B/Planned Unit Development 4A)** for that area bounded by the centerline of O'Brien Highway, the centerline of Cambridge Street and the westerly side lot line of Lot #104 on Assessor's Plat #20 and its northerly and southerly extensions.
2. Delete the existing zoning designation IA-2 (Industry A-2) and substitute therefor the designation **C-2A/PUD-4A (Residence C-2A/Planned Unit Development 4A)** for the entire existing Industry A-2 zone bounded by the centerline of Otis Street, the centerline of First Street, the centerline of Cambridge Street, and the Business A, Residence C-1/Industry A-2 zoning district line.
3. Delete the existing zoning designation IA-2 (Industry A-2) and substitute therefor the designation **BA/PUD-4 (Business A/Planned Unit Development 4)** for the entire existing Industry A-2 district bounded by the centerline of Otis Street, the centerline of First Street, the centerline of Thorndike Street, the centerline of Second Street, and the Residence C-1/Industry A-2 zoning district line.
4. Delete the existing zoning designation IA-2 (Industry A-2) and substitute therefor the designation **BA/PUD-4B (Business A/Planned Unit Development 4B)** for the entire Industry A-2 district bounded by the centerline of Thorndike, the centerline of Second Street, the centerline of Spring Street and the Business A/Industry A-2 zoning district line.
5. Delete the existing zoning designation IB-1 (Industry B-1) and substitute therefor the designation **IA-1/PUD-4B (Industry A-1/Planned Unit Development 4B)** for that area bounded by the centerline of Binney Street, the centerline of Second Street, the centerline of Linsky Way, and the westerly side lot line of Lot #25 on Assessor's Plat #15 and its northerly and southerly extensions.

B. Amend the zoning Map by establishing a new a PUD-4A District and a new PUD-4B District in the areas described below (areas in addition to those created in section A above):

1. Delete the existing designation BA (Business A) and substitute therefor the zoning designation **BA/PUD-4A (Business A/Planned Unit Development 4A)** for that portion of the Business A zone bounded by the centerlines of Cambridge

Street and Second Street and the existing Residence C-1/Business A and the existing Industry A-2/Business A zoning district lines.

2. Delete the existing designations BA/PUD-4 (Business A/Planned Unit Development 4) and IA-1 (Industry A-1) and substitute therefor **BA/PUD-4B (Business A/Planned Unit Development 4B)** and **IA-1/PUD-4B (Industry A-1/Planned Unit Development 4B)** for that area bounded by the centerlines of Thorndike Street, Second Street, Linsky Way, and First Street.

C. Create new PUD-4A and PUD-4B districts and alter the provisions of the PUD-4 district by amending Section 13.50 of the Ordinance as follows.

13.50 PUD-4, PUD-4A and PUD-4B DISTRICTS: DEVELOPMENT CONTROLS

Unless otherwise indicated in this Section 13.50, the following provisions apply equally to all PUD-4 Districts.

13.51 Purpose. The PUD-4 districts are intended to provide the opportunity for creation of a highly active, medium density commercial and residential area with a mix of retail, office and residential uses. Development in the PUD-4 districts shall be generally consistent with the development policies set forth in the *Eastern Cambridge Plan* and the *Eastern Cambridge Design Guidelines* dated June 2001 and with the *East Cambridge Riverfront Plan*. The PUD-4A and 4B districts are intended to encourage a mix of uses with a substantial component of housing, with the housing, where possible, located within the development parcel adjacent to the existing residential neighborhood. In the PUD-4A District reuse of existing historic industrial structures for mixed residential, retail and office uses is encouraged. It is the intent of these Districts to encourage an active urban setting around the Lechmere Canal and along public and private streets both during and after customary business hours. Ground floor building spaces oriented toward the Canal and public streets should primarily contain retail or consumer service office uses to the extent possible. Extensive ground level building frontage along the Canal developed to institutional or office uses is not encouraged.

13.52 Uses Allowed in PUD-4 Districts. The uses listed in this Section 13.52, alone or in combination shall be allowed. However, the amount and extent of uses may be further regulated and limited in each PUD district as set forth elsewhere in this Section 13.50.

13.52.1 Residential Uses. All uses listed in Section 4.31 a-h, and i2.

13.52.2 Transportation, Communications and Utility Uses and Institutional Uses. All uses listed in Sections 4.32 and 4.33, which are allowed or conditionally allowed in the applicable base zoning districts.

13.52.3 Office and Laboratory Uses. All uses listed in Section 4.34.

Area IV (A-1)

Residence C-1
To Residence C-2B/PUD-4A

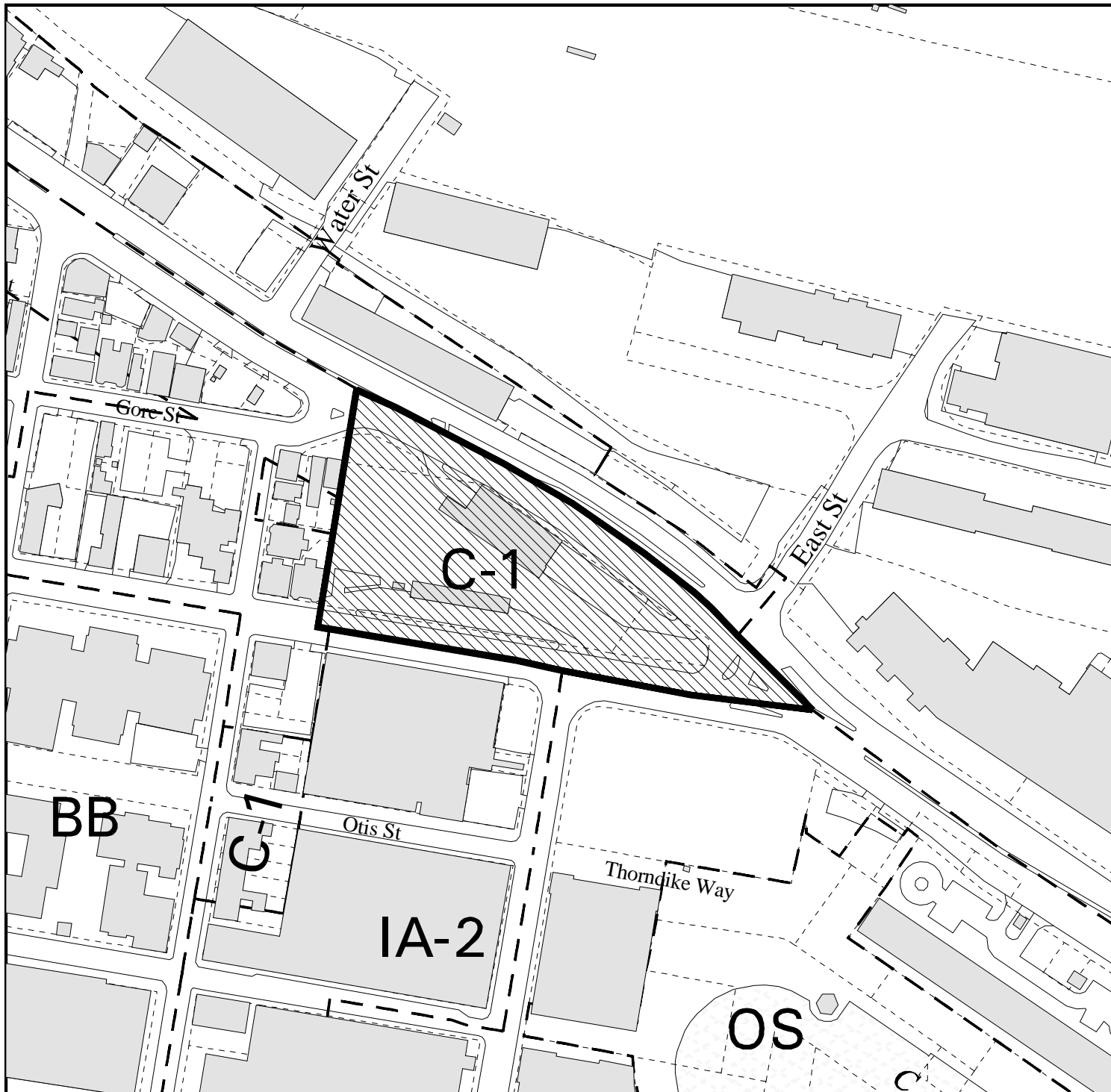
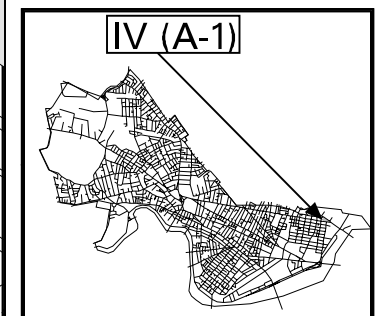
Legend

- Open Water
- Rezoning Area
- Building Footprint
- Zoning Districts
- Parcel Line



Scale

1 Inch = 200 Feet



Area IV (A-2)

Industry A-2
to Residence C-2A/PUD-4A

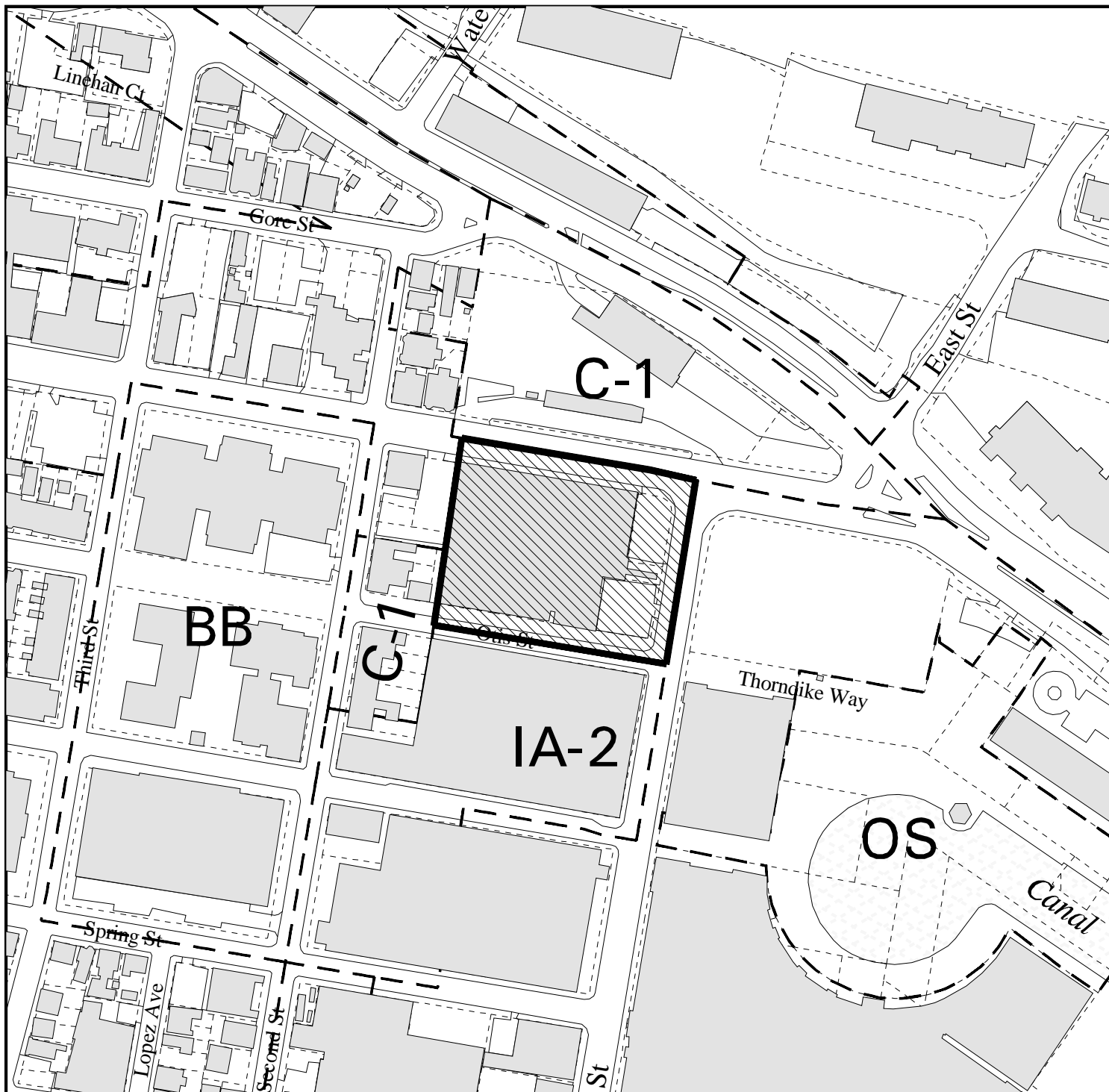
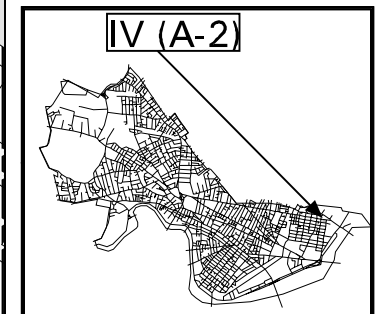
Legend

- Open Water
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- Building Footprint
- Zoning Districts
- Parcel Line



Scale

1 Inch = 200 Feet



Area IV (A-3)

Industry A-2
To Business A/PUD-4

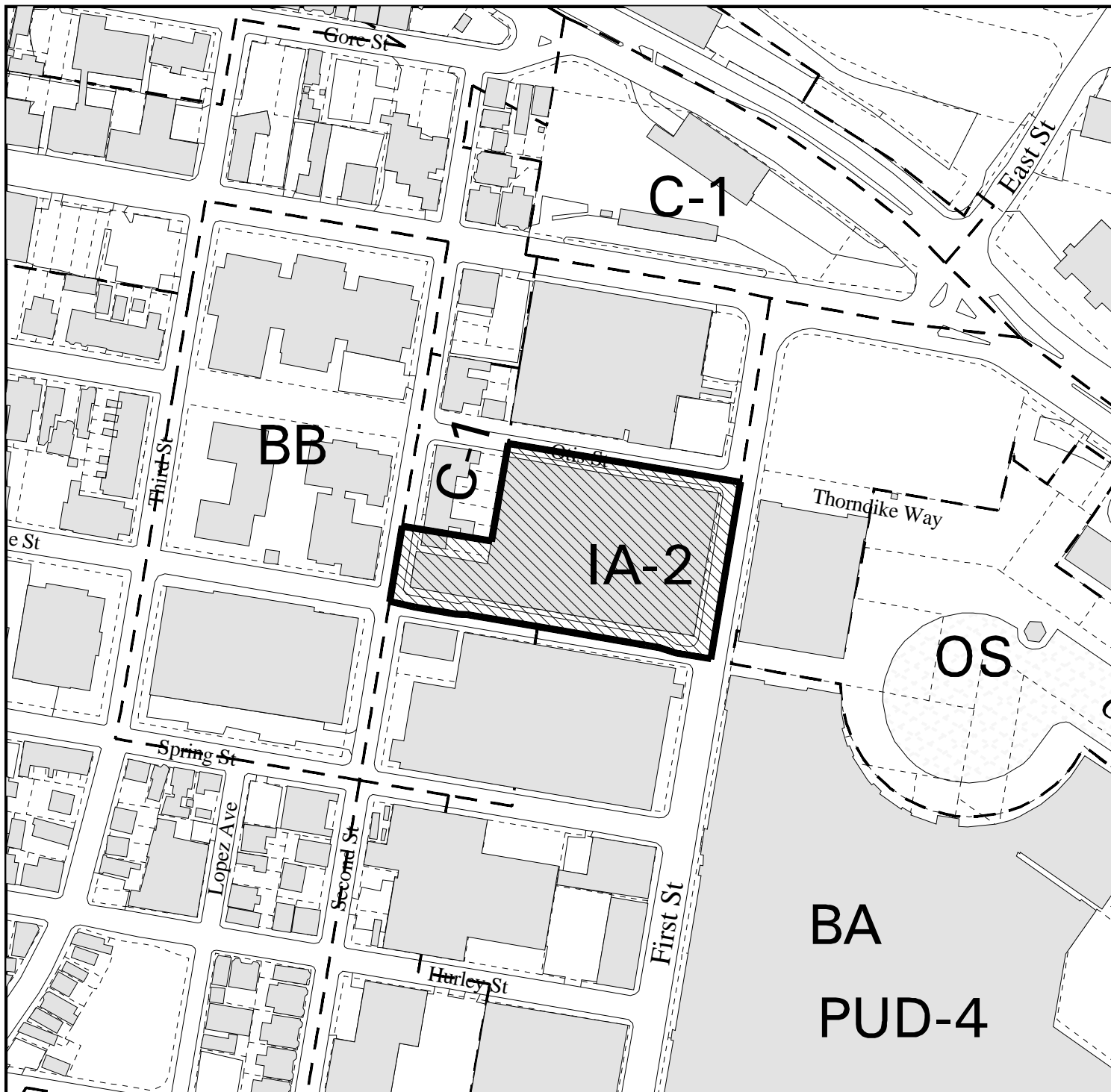
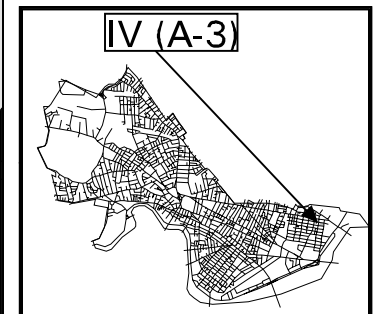
Legend

- Open Water
- Rezoning Area
- Building Footprint
- Zoning Districts
- Parcel Line



Scale

1 Inch = 200 Feet



Area IV (A-4)

Industry A-2
To Business A/PUD-4B

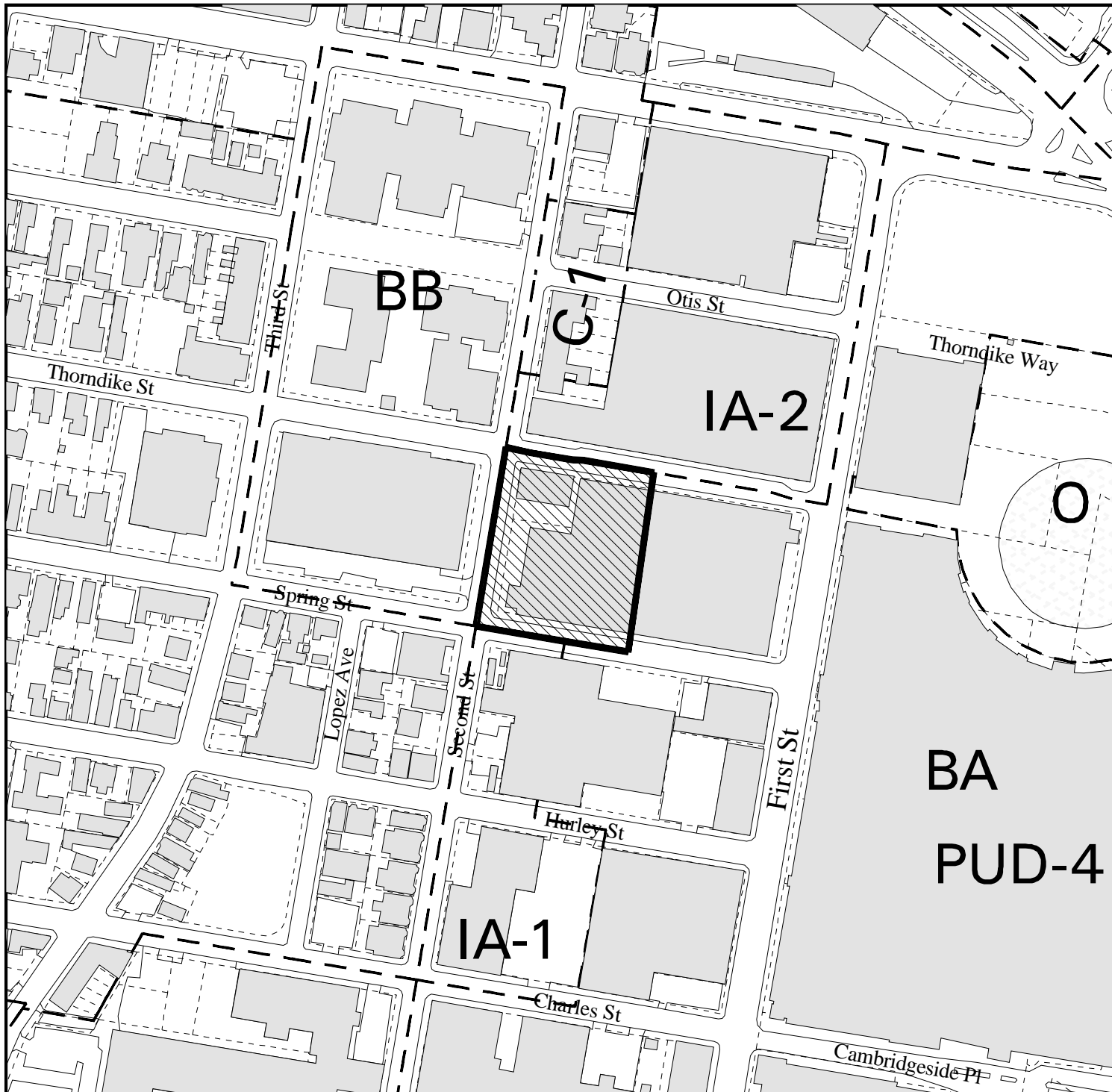
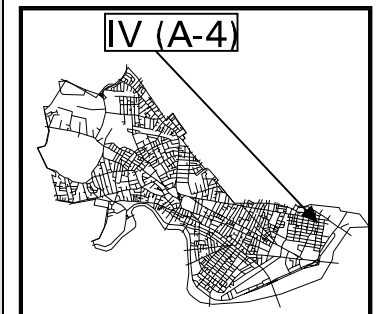
Legend

- Open Water
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- Building Footprint
- Zoning Districts
- Parcel Line



Scale

1 Inch = 200 Feet



Area IV (A-5)

Industry B-1
To Industry A-1/PUD-4B

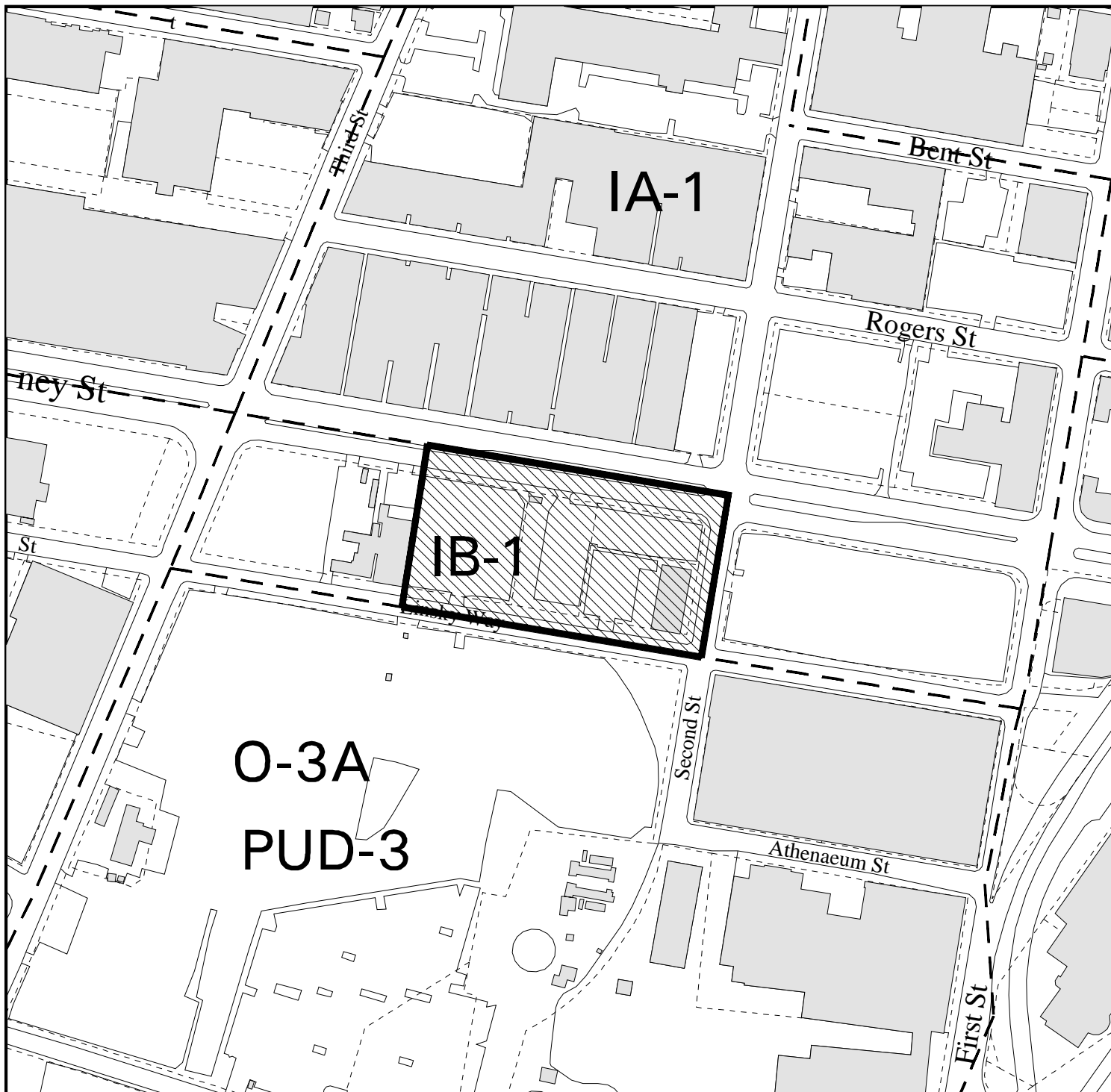
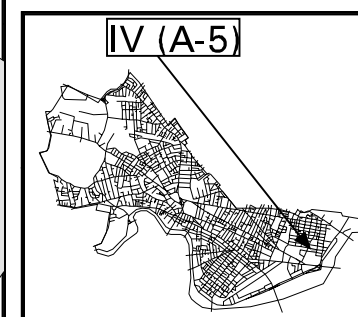
Legend

- Open Water
- Rezoning Area
- Building Footprint
- Zoning Districts
- Parcel Line



Scale

1 Inch = 200 Feet



Area IV (B-1)

PUD-4A

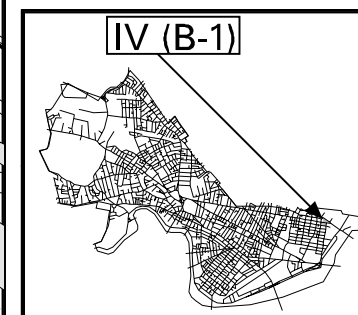
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- Open Water
- Rezoning Area
- Building Footprint
- Zoning Districts
- Parcel Line

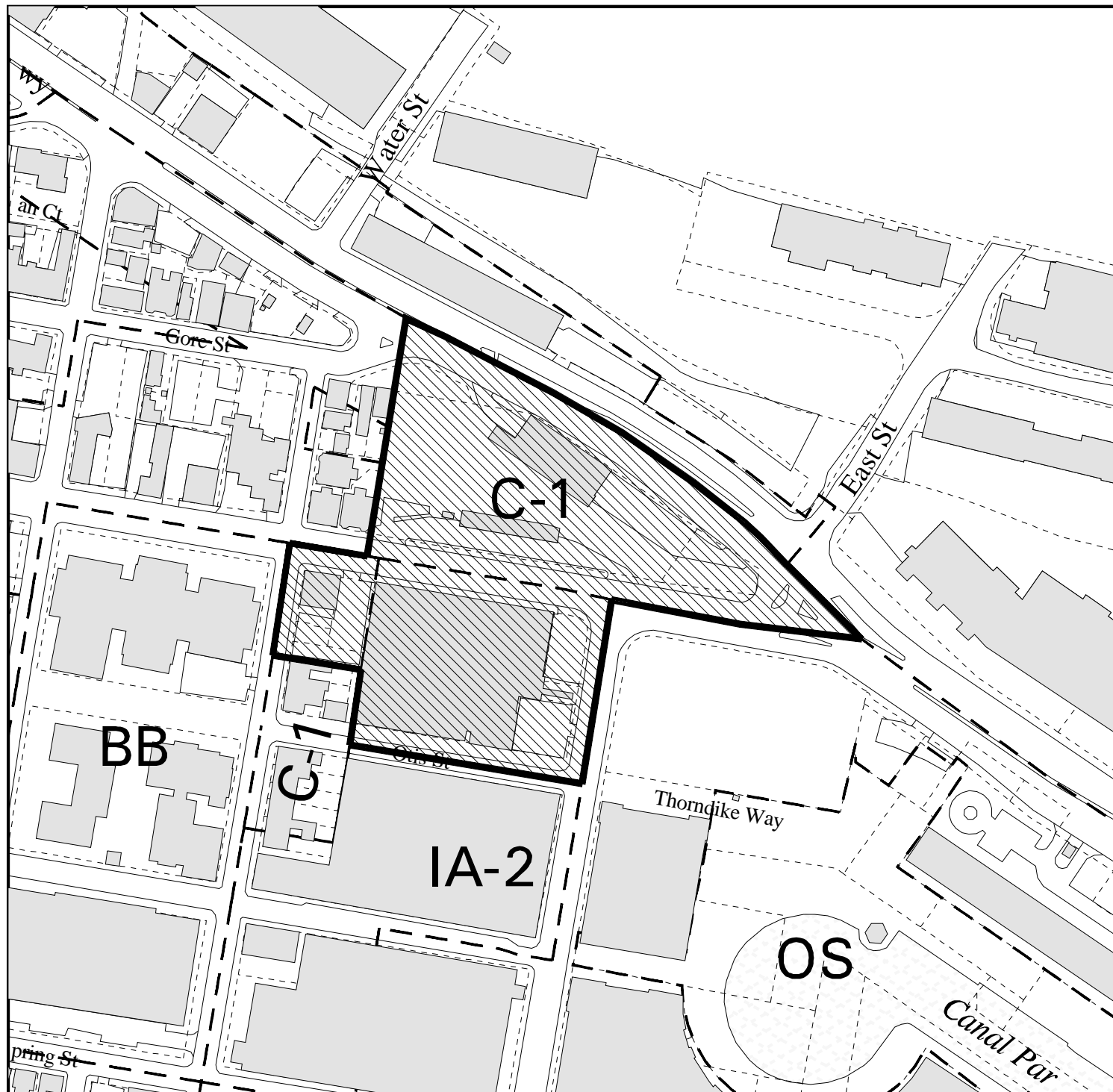


Scale

1 Inch = 200 Feet



Eastern Cambridge Rezoning Petition
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Area IV (B-2)

PUD-4B

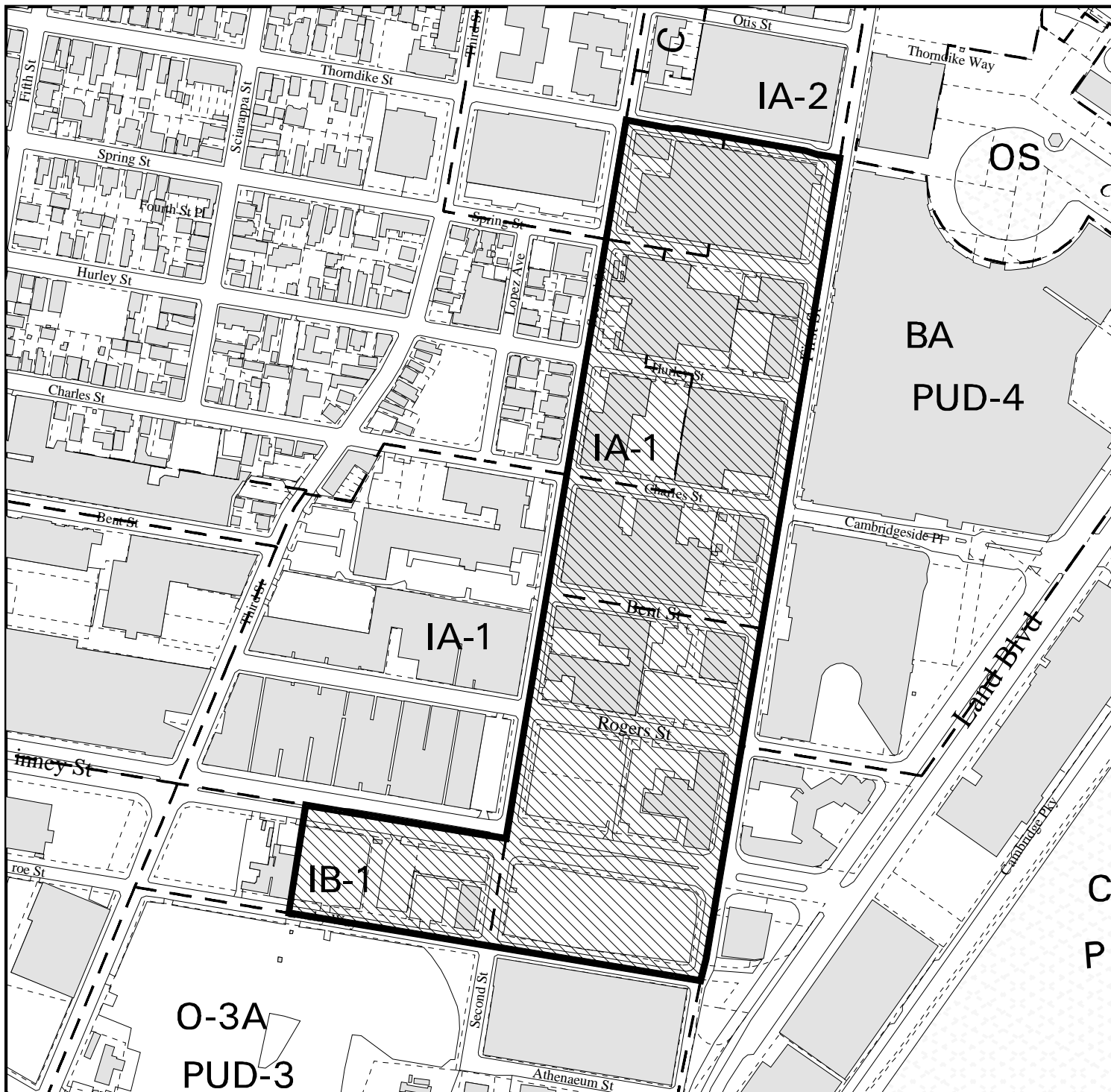
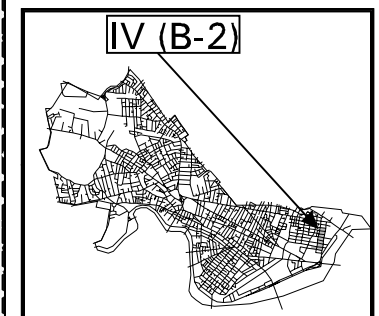
Legend

- Open Water
- Rezoning Area
- Building Footprint
- Zoning Districts
- Parcel Line



Scale

1 Inch = 300 Feet



13.52.4 Retail Business and Consumer Service Establishments. All uses listed in Section 4.35.

13.52.5 *Open air or Drive in Retail and Service Uses.*

- (1) sales place for flowers, garden supplies, agricultural produce conducted partly or wholly outdoors; commercial greenhouse or warehouse;
- (2) open air place of entertainment;
- (3) automobile service station where no major repairs are made provided that all lubrication and repairs are carried out within the building and further provided the service station will be located within or attached to a parking garage or other structure as accessory use.

13.52.6 *Other Uses.* Any use not listed in Subsections 13.52.1 - 13.52.5 shall be allowed only upon written determination by the Planning Board that such use is compatible with the Lechmere Canal and Square district in the *East Cambridge Riverfront Plan* and the policies set forth in the *Eastern Cambridge Plan* and the *Eastern Cambridge Design Guidelines* and that it is necessary to support the predominant uses in the PUD-4 districts.

13.53 *District Dimensional Regulations.*

13.53.1 *Maximum Floor Area Ratio.* The maximum ratio of floor area to the total area of the development parcel shall be as set forth below. For purposes of this Section 13.53.1, residential use shall mean those use set forth in Section 4.31 a-h.

- (1) *PUD-4 District:* 2.0 for all uses plus any additional GFA above that resulting from the application of an FAR of 2.0 to the Development Parcel that is located in buildings existing within the proposed development parcel at the time of application for a PUD special permit.
- (2) *PUD-4A District:* 2.5 for all uses plus any additional GFA above that resulting from the application of an FAR of 2.5 to the development parcel that is located in buildings existing within the proposed Development Parcel at the time of application for a PUD special permit. In no case may non-residential uses exceed fifty (50) percent of the total GFA authorized by a PUD special permit.
- (3) *PUD-4B:* An FAR twice that permitted for non-residential uses in the applicable base zoning district (i.e. 2.0 in the Business A District; 2.5 in the Industry A-1 district). In no case, however, may the GFA of the non-residential uses authorized by a PUD special permit exceed that resulting from the application of the non-residential FAR permitted in the applicable base zoning district to the PUD parcel area (i.e. 1.0 in a Business A district and 1.25 in an Industry A-1 district).

13.53.2 *Minimum Development Parcel.* The minimum size of the Development Parcel for a PUD shall be twenty-five thousand (25,000) square feet. A Development Parcel within the PUD-4 districts may contain non-contiguous lots elsewhere in any one of the PUD-4 districts or within a contiguous PUD district. There shall be no specified minimum lot size for lots located within a Development Parcel.

The Planning Board shall approve all lot sizes located within a development parcel.

13.53.3 *Dwelling Unit Density.* For the purpose of computing residential dwelling unit density, the minimum land area for each dwelling unit shall be four hundred and fifty (450) square feet. Residential density shall be computed based on the entire development parcel.

13.53.4 *Other Dimensions.* There shall be no minimum width for the development parcel and no minimum width for lots within the development parcel. There shall be no minimum required front, rear and side yard requirements for a development parcel or for lots located within a development parcel. The Planning Board shall approve all such building setbacks.

13.54 *Maximum Height.* The maximum height for any building shall be as set forth below:

(1) PUD-4 district: Eighty-five (85) feet.

(2) PUD-4A district: Sixty-five (65) feet except as provided for below:

(a) Alterations and additions within the footprint of any building or group of abutting buildings existing on the site at the time of the application for a PUD special permit may exceed sixty-five feet but may be no higher than the highest portion of the existing buildings within the Development Parcel.

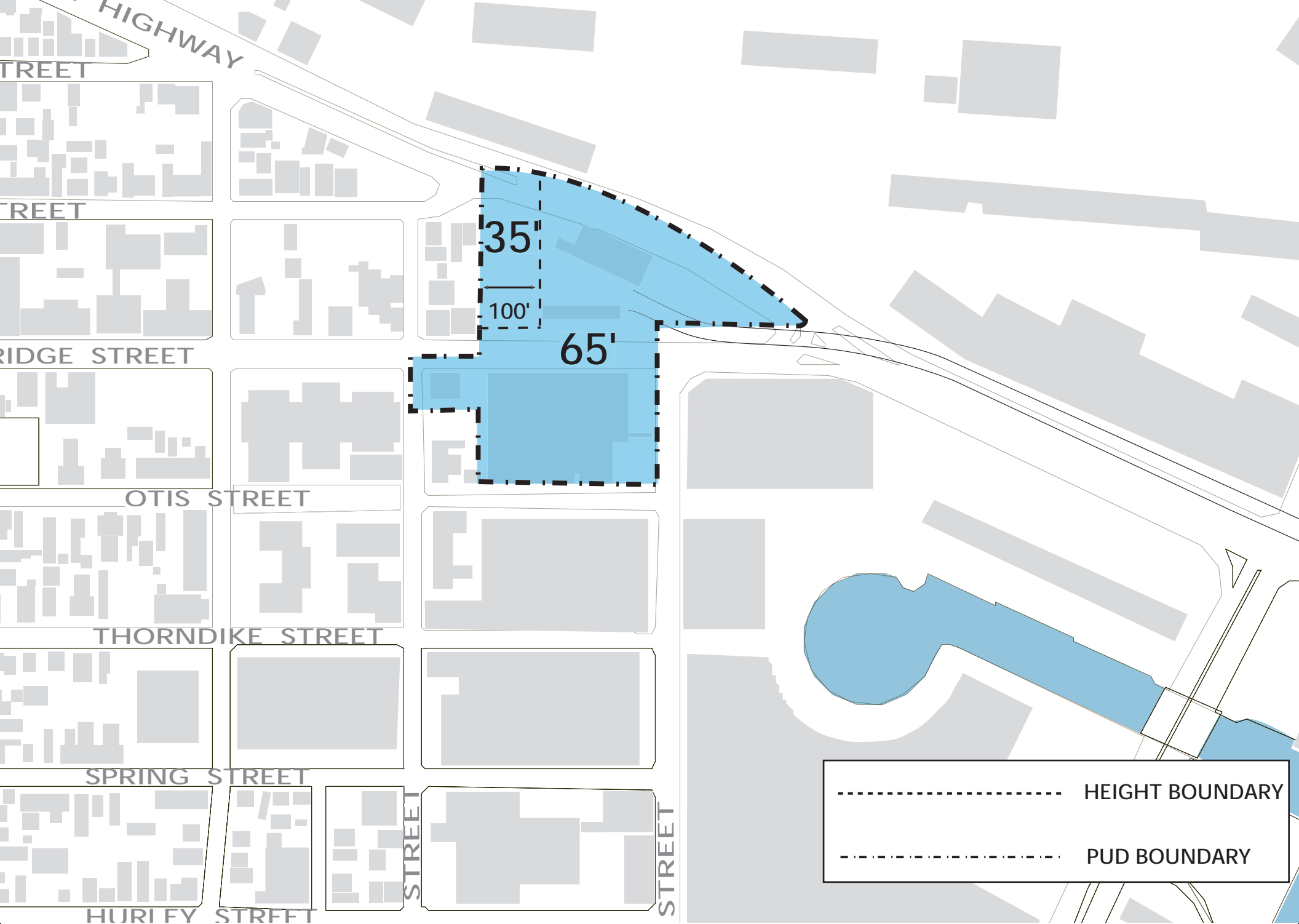
(b) Building height shall be thirty-five (35) feet in that area bounded by the centerline of Cambridge Street; then by a line easterly of, parallel to and one hundred (100) feet distant from the westerly boundary line of the PUD-4A; then the centerline of O'Brien Highway; then the westerly boundary line of the PUD-4A, to the point of origin.

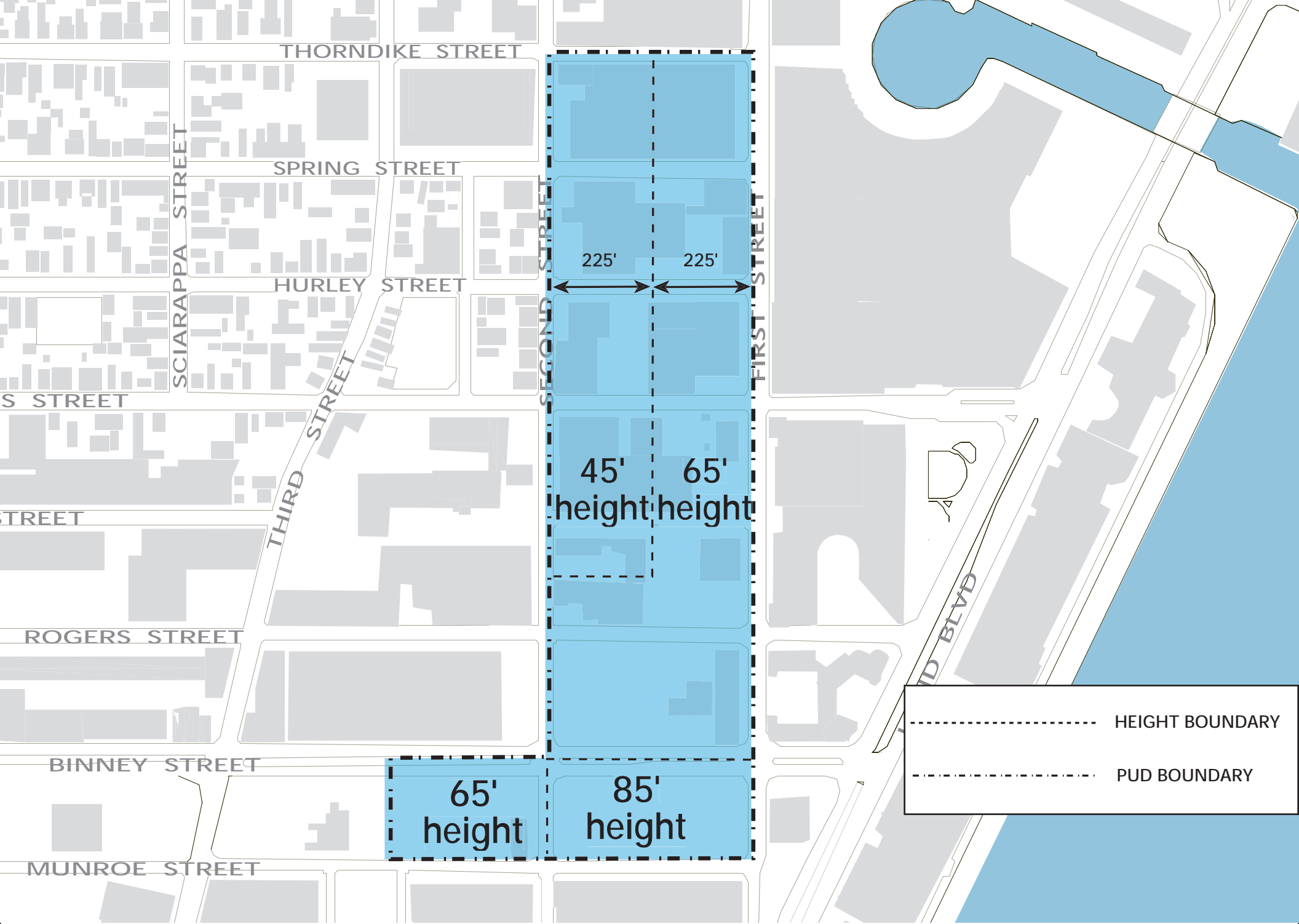
(3) PUD-4B district: Sixty-five (65) feet except as further limited or permitted below:

(a) In the block bounded by First, Rogers, Second and Athenaeum Streets the building height shall be eighty-five (85) feet.

(b) Between Thorndike Street and Bent Street building height shall be forty-five (45) feet within 200 feet of the easterly sideline of Second Street.

In approving heights in a PUD development the Planning Board shall be guided by the intent of this Section 13.50 to provide transitions in height between the higher density development along First and Binney Streets and lower density development and lower height along Second Street adjacent to the residential neighborhood.





----- HEIGHT BOUNDARY

- - - - - PUD BOUNDARY

- 13.55** ***Open Space.*** The minimum ratio of open space to the total area of the development parcel shall be twenty (20) percent except as modified below. The open space may be any combination of Useable, Permeable, Green Area or Publicly Beneficial Open Space as defined in Article 2.000 and further regulated in Section 5.22 of the Ordinance.
- 13.55.1** The Planning Board may reduce the open space requirement if the development is located adjacent to a Public Open Space and if the development is physically and functionally integrated with that open space by means of building orientation, location of building entrances, pedestrian linkages between major activity centers, or similar factors. The open space requirement may also be reduced to the extent that the Planning Board finds that such reduction facilitates preservation and reuse of existing historic structures, facilitates the conversion of such structures to residential use, or otherwise advances the urban design objectives as they apply to a PUD's specific location.
- 13.55.2** Open space may include parks, plazas, landscaped areas open to the sky, playgrounds, balconies, roofs developed for recreational or leisure usage, and pedestrian ways, such as bridges, decks, arcades, loggias, and gallerias as permitted by the Planning Board.
- 13.55.3** Open space at the ground level held in private ownership to serve the needs of residents and employees of buildings within the PUD should be located and designed to complement and to be connected with existing and planned public open space in the district. In approving a final development plan, the Planning Board may specify certain landscaping and other site design details to assure the PUD will be compatible with public improvement in the districts and with the development policies outlined in the East Cambridge Riverfront Plan and the *Eastern Cambridge Plan*.
- 13.56** ***Perimeter and Transition.*** Any part of the perimeter of a planned unit development which fronts on an existing street or public open space should be so designed as to complement and harmonize with adjacent land uses with respect to scale, density, setback, bulk, height, landscaping and screening.
- 13.57** ***Parking and Loading Requirements.*** Development in the PUD-4 districts shall conform to the off street Parking and Loading Requirements set forth in Article 6.000, except as modified by Section 13.57.1 below.
- 13.57.1** The parking requirements specified in this Section 13.57 may be satisfied in total or in part by a lease agreement between the developer and the City, other public entity, or private consortium for use of parking spaces in the public or pooled private parking facility located within the District. The total number of parking spaces leased and constructed for the planned unit development shall be at least equivalent to the requirements specified in Article 6.000.
- 13.58** ***Relationship to MBTA Urban Ring Transportation Planning Project.*** In all PUD application documents, the applicant shall indicate how the proposed PUD development relates physically to the most current plans developed by the MBTA for implementation of the Urban Ring transportation project.